

# **PLANNING DECISION**

Ref: MC2000/0110

## **TOWN & COUNTRY PLANNING ACT 1990**

### **Town & Country Planning (General Development Procedure Order) 1995**

H Shah  
Stock Woolstencroft  
47-49 Pitfield Street  
London  
N1 6DA

App's Name: Galliford Hodgson Ltd

---

Proposal: Extension and conversion of former offices to 27 residential units.

Location: Spembly Works, New Road Avenue, Chatham, Kent

---

#### **Notification of Grant of Planning Permission to Develop Land.**

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 27th January 2000

#### **SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER**

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason 1. To comply with Section 91 of the Town and Country Planning Act 1990.

2. All soil, vent and waste pipes apart from their terminations shall be constructed within the building.

Reason 2. To safeguard the character and appearance of the premises and the area in which they lie.

## **PLANNING DECISION**

Ref: MC2000/0110

3. Prior to the commencement of development a scheme for protecting the proposed accommodation from noise from road traffic shall be submitted for approval by the Local Planning Authority and any works which form part of the approved scheme shall be completed before any of the apartments hereby permitted are occupied, unless otherwise agreed in writing by the Authority.

Reason 3. To ensure that the development does not prejudice conditions of amenity.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include planting plans, written specifications; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason 4. To accord with the provisions of Section 197 of the Town and Country Planning Act 1990 and to ensure that the development does not prejudice the appearance or character of the site and the locality.

5. The parking areas within the site shall be lit in accordance with a lighting scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be installed on site in accordance with the approved details prior to occupation of any of the apartments hereby approved.

Reason 5. To safeguard conditions of amenity within the scheme of development permitted.

6. No occupation of the development shall take place until the existing gap in the central island opposite the access is closed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason 6. To ensure that the development permitted does not prejudice conditions of highway safety or efficiency.

7. Details of any proposed entrance gates shall be submitted to and approved by the Local Planning Authority before works commence and such details shall show the gates set back a minimum of 5.5m from the edge of the carriageway. The development shall be carried out in accordance with the approved details and thereafter maintained.

Reason 7. To ensure that the development does not prejudice conditions of amenity and highway safety.

## **PLANNING DECISION**

Ref: MC2000/0110

8. Measures for soundproofing the party walls and floors between each flat shall be implemented before the premises are brought into use in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter maintained for the duration of the development.

Reason 8. To safeguard the amenities of the occupants of this property and of any properties nearby.

9. Before the development hereby permitted commences a scheme for protecting the proposed development from road traffic noise shall be submitted to the Local Planning Authority for approval. All works which form part of the approved scheme shall be completed before any part of the development comes into operation and thereafter maintained for the duration of the use.

Reason 9. To protect the amenity of prospective occupants.

10. Before the development hereby permitted commences, a scheme to minimise the transmission of (a) airborne, structure borne and re-radiated noise; and (b) vibration, shall be submitted in writing for the approval of the Local Planning Authority. All works which form part of the approved scheme shall be completed before any part of the development comes into operation and thereafter maintained for the duration of the use.

Reason 10. To protect the amenity of prospective occupants.

Signed



Director of Planning and Transport

Date of Notice 14th March 2000

(MCA/MAP)